

GLOMAC BERHAD

(Incorporated in Malaysia)

UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS

FOR THE FINANCIAL PERIOD ENDED 31 JULY 2015

GLOMAC BERHAD Company No. 110532-M (Incorporated in Malaysia)

UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS FOR THE FINANCIAL PERIOD ENDED 31 JULY 2015

	Page No.
Unaudited Condensed Consolidated Statement of Profit or Loss and Other Comprehensive Income	1
Unaudited Condensed Consolidated Statement of Financial Position	3 - 4
Unaudited Condensed Consolidated Statement of Changes in Equity	5
Unaudited Condensed Consolidated Cash Flow Statement	6
Notes to Interim Report	7 - 11
Additional Information	12 - 16



GLOMAC BERHAD (110532-M) Quarterly Report On Consolidated Results For The Financial Period Ended 31 July 2015 (The figures have not been audited)

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

	INDIVIDUAL PERIOD CURRENT YEAR PRECEDING YEAR QUARTER CORRESPONDING QUARTER 31/7/15 31/7/14 RM'000 RM'000		CUMULAT CURRENT YEAR TO DATE 31/7/15 RM'000	IVE PERIOD PRECEDING YEAR CORRESPONDING PERIOD 31/7/14 RM'000	
Revenue	122,997	106,535	122,997	106,535	
Cost of sales	(78,755)	(64,702)	(78,755)	(64,702)	
Gross profit	44,242	41,833	44,242	41,833	
Investment revenue	1,453	1,999	1,453	1,999	
Other operating income	543	1,562	543	1,562	
Share of profits of associated companies	1,927	626	1,927	626	
Marketing expenses	(4,074)	(2,639)	(4,074)	(2,639)	
Administration expenses	(8,298)	(8,030)	(8,298)	(8,030)	
Finance cost	(3,472)	(1,916)	(3,472)	(1,916)	
Other operating expenses	(1,629)	(2,426)	(1,629)	(2,426)	
Profit before tax	30,692	31,009	30,692	31,009	
Taxation	(6,872)	(9,058)	(6,872)	(9,058)	
Profit for the period	23,820	21,951	23,820	21,951	
Other Comprehensive Income:					
Foreign currency translation	218	324	218	324	
Total comprehensive income for the period	24,038	22,275	24,038	22,275	



	INDIVIDUAL PERIOD CURRENT YEAR PRECEDING YEAR QUARTER CORRESPONDING QUARTER 31/7/15 31/7/14 RM'000 RM'000		CUMULAT CURRENT YEAR TO DATE 31/7/15 RM'000	TIVE PERIOD PRECEDING YEAR CORRESPONDING PERIOD 31/7/14 RM'000
Profit attributable to:-				
Owners of the Company Non-controlling interests	21,069 2,751	20,845 1,106	21,069 2,751	20,845 1,106
Profit for the period	23,820	21,951	23,820	21,951
Total comprehensive income at	ttributable to:			
Owners of the Company Non-controlling interests	21,287 2,751	21,169 1,106	21,287 2,751	21,169 1,106
	24,038	22,275	24,038	22,275
Earnings per share (sen) (i) Basic (ii) Fully Diluted	2.94 2.94	2.87 2.86	2.94 2.94	2.87 2.86

(This Unaudited Condensed Consolidated Statement of Profit or Loss and Other Comprehensive Income should be read in conjunction with the Annual Financial Statements for the year ended 30 April 2015)



GLOMAC BERHAD (110532-M) UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION AS AT 31 JULY 2015

	As at 31/7/15 (Unaudited) RM'000	As at 30/4/15 (Audited) RM'000
ASSETS		
NON CURRENT ASSETS		
Property, plant and equipment	54,915	55,313
Prepaid leasehold assets	64	65
Investment properties	289,201 570 776	286,599
Land held for property development Investment in associated companies	570,776 32,547	559,196 48,019
Other investment - Unquoted	4,000	4,000
Goodwill on consolidation	395	395
Deferred tax assets	23,970	25,718
	975,868	979,305
CURRENT ASSETS		
Inventories	98,897	101,544
Property development projects	186,925	189,276
Accrued billings	120,613	124,159
Trade receivables	69,848	88,570
Other receivables, deposits and prepayments	98,158	100,790
Amount due from associated companies	5,060	-
Tax recoverable	13,334	8,629
Fixed deposits and short term placements	51,309	67,828
Cash and bank balances	203,300	210,227
Total Current Assets	847,444	891,023
TOTAL ASSETS	1,823,312	1,870,328
EQUITY AND LIABILITIES EQUITY		
Issued capital Reserves:-	363,911	363,911
Share premium	54,779	54,779
Foreign currency translation reserve	71	(147)
Equity-settled employee benefits reserve	8,048	6,417
Capital reserve	300	300
Retained earnings	543,971	522,902
Reserves	607,169	584,251
Restricted shares grant reserve	(10,089)	(8,126)
Treasury shares	(1,091)	(1,091)
Equity attributable to owners of the Company	959,900	938,945
Non-controlling interests TOTAL EQUITY	<u> </u>	<u> </u>
	1,020,007	990,779



	As at 31/7/15 (Unaudited) RM'000	As at 30/4/15 (Audited) RM'000
NON-CURRENT LIABILITIES		
Hire purchase & lease payables	1,331	1,295
Bank borrowings	286,036	269,804
Deferred tax liabilities	1,760	1,732
	289,127	272,831
CURRENT LIABILITIES		
Trade payables	95,183	120,513
Other payables and accrued expenses	62,716	51,441
Progress billings	20,232	34,832
Amount due to associated company	-	12,057
Hire-purchase & lease payables - current portion	780	855
Bank borrowings - current portion	331,083	359,235
Tax liabilities	3,384	7,447
Dividend payable	-	14,338
	513,378	600,718
TOTAL EQUITY AND LIABILITIES	1,823,312	1,870,328
Net assets per share attributable to ordinary equity holders of the parent - RM	1.34	1.31

(This Unaudited Condensed Consolidated Balance Sheet should be read in conjunction with the Annual Financial Statements for the year ended 30 April 2015)



GLOMAC BERHAD (110532-M) UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE FINANCIAL PERIOD ENDED 31 JULY 2015

				Attributa	ble to equity hol	ders of the Con	npany				
								Distributable			
				Non di	stributable			reserve			
				Equity-	Foreign		Restricted				
				settled	currency		shares				
	Issued	Share	Capital	employee	translation	Treasury	grant	Retained	Sub-	Non-controlling	
	capital	premium	reserve	reserve	reserve	shares	reserve	earnings	total	interest	Total equity
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
Balance as 1 May 2015	363,911	54,779	300	6,417	(147)	(1,091)	(8,126)	522,902	938,945	57,834	996,779
Profit for the period	-	-	-	-	-	-	-	21,069	21,069	2,751	23,820
Other comprehensive income for the period	-	-	-	-	218	-	-	-	218	-	218
Total comprehensive income for the period	-				218	_		21,069	21,287	2,751	24,038
Share of associated companies results by non-controlling interest	-	-		-	- 210				21,207	322	322
Share-based payment under Employees' Share Scheme ("ESS")	-	-	-	- 1,631	-	-			- 1.631	- 322	1,631
		-							,		,
Re-purchase of shares pursuant to Restricted Share Grant ("RSG")	-	-	-	-	-	-	(1,963)	-	(1,963)	-	(1,963)
At 31 July 2015	363,911	54,779	300	8,048	71	(1,091)	(10,089)	543,971	959,900	60,907	1,020,807

(This Unaudited Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the Annual Financial Statements for the year ended 30 April 2015)



GLOMAC BERHAD (110532-M) UNAUDITED CONDENSED FINANCIAL CONSOLIDATED CASH FLOW STATEMENT FOR THE FINANCIAL PERIOD ENDED 31 JULY 2015

	Period Ended 31/7/15 RM'000	Period Ended 30/4/15 RM'000
Operating Activities		
Profit before tax	30,692	142,817
Adjustments for non-cash items	2,680	(21,652)
Operating profit before working capital changes	33,372	121,165
Net changes in working capital	(10,059)	(150,707)
Cash generated from operations	23,313	(29,542)
Income tax paid	(13,618)	(50,315)
Finance costs paid	(4,068)	(30,204)
Net cash flows generated from/(used in) operating activities	5,627	(110,061)
Investing Activities		
Purchase of property, plant and equipment	(557)	(1,066)
Additions to investment properties	(2,602)	(21,641)
Dividend received from investment in associated companies	1,155	13,637
Interest received	1,496	7,631
Others	-	458
Net cash flows used in investing activities	(508)	(981)
Financing Activities		<i>/</i>
Repurchase of shares under Employees' Share Scheme (ESS)	(1,963)	(8,125)
(Repayment)/Drawdown of bank borrowings	(11,919)	101,685
Placement of deposits pledged	(1,660)	(430)
Repayment of hire-purchase and lease payables	(39)	(737)
Payment for ESS costs	-	(376)
Dividend paid	(14,338)	(35,577)
Dividend paid to non-controlling interest	-	(810)
Net cash flows (used in)/generated from financing activities	(29,919)	55,630
Net decrease in cash and cash equivalents	(24,800)	(55,412)
Cash and cash equivalents at beginning of period	274,392	329,817
Effect of exchange rate changes on the balance of cash		
held in foreign currencies	(305)	(13)
Cash and cash equivalents at end of period	249,287	274,392
Cash and cash equivalents consist of:-		
Cash in hand and at banks	203,300	210,227
Fixed and short term deposits	51,309	67,828
Cash and bank balances	254,609	278,055
Deposits pledged	(5,322)	(3,663)
	249,287	274,392
	,	,••=

(The Unaudited Consolidated Cashflow Statement should be read in conjunction with the Annual Financial Statements for the year ended 30 April 2015)



GLOMAC BERHAD NOTES TO THE UNAUDITED INTERIM REPORT FOR THE FINANCIAL PERIOD ENDED 31 JULY 2015

A. EXPLANATORY NOTES

A1. Accounting Policies and Methods of Computation

The interim financial statements are prepared in compliance with FRS 134 "Interim Financial Reporting" and Paragraph 9.22 of the Listing Requirements of Bursa Malaysia Securities Berhad.

The interim financial statements should be read in conjunction with the Group's annual financial statements for the year ended 30 April 2015.

These explanatory notes attached to the interim financial statements provide an explanation of events and transactions that are significant to the understanding of the changes in the financial position and performance of the Group since the financial year ended 30 April 2015.

The accounting policies and methods of computation adopted for the interim financial statements are consistent with those adopted in the financial statements for the year ended 30 April 2015, except for the adoption of new FRSs, Interpretation and Amendments to FRSs effective for annual financial periods beginning on or after 1 May 2015 as listed below:

FRS 119

Employee Benefits (Amendments relating to Defined Benefit Plans: Employee Contributions)

Amendments to FRS contained in the document entitled Annual Improvements to FRSs 2010 – 2012 cycle

Amendments to FRS contained in the document entitled Annual Improvements to FRSs 2011 – 2013 cycle

The adoption of the above revised FRSs, amendments to FRSs and interpretations does not have any material impact on the financial statements of the Group.

Adoption of the Malaysian Financial Reporting Standards

On 19 November 2011, the MASB issued a new MASB approved accounting framework, the Malaysian Financial Reporting Standards Framework ("MFRS Framework"), a fully-IFRS compliant framework. Entities other than private entities should apply the MFRS Framework for annual periods beginning on or after 1 January 2012, with the exception of Transitioning Entities.

Transitioning Entities, being entities within the scope of MFRS 141 *Agriculture* and/or IC Interpretation 15: *Agreements for the Construction of Real Estate*, including its parents, significant investors and venturers were allowed to defer the adoption of the MFRS Framework until such time as mandated by the MASB. On 2 September 2014, with the issuance of MFRS 15 *Revenue from Contracts with Customers* and Amendments to MFRS 116 and MFRS 141 *Agriculture: Bearer Plants*, the MASB announced that Transitioning Entities which have chosen to continue with the FRS Framework are now required to adopt the MFRS Framework latest by 1 January 2017.



The Group falls within the scope definition of Transitioning Entities and has availed itself of this transitional arrangement and will continue to apply FRSs in the preparation of its financial statements. Accordingly, the Group will be required to apply MFRS 1 *First-time Adoption of Malaysian Financial Reporting Standards* in its financial statements for the financial year ending 30 April 2018, being the first set of financial statements prepared in accordance with the new MFRS Framework.

The Group is currently assessing the impact of adoption of MFRS 1, including identification of the differences in existing accounting policies as compared to the new MFRSs and the use of optional exemptions as provided for in MFRS 1. At the date of authorisation for issue of these financial statements, accounting policy decisions or elections have not been finalised. Thus, the impact of adopting the new MFRS Framework on the Group's first set of financial statements prepared in accordance with the MFRS Framework cannot be determined and estimated reliably until the process is complete.

A2. Audit Qualification

There were no audit qualifications on the annual financial statements for the year ended 30 April 2015.

A3. Seasonality or Cyclicality of Operations

Our business operations are not significantly affected by seasonality or cyclicality of operations.

A4. Unusual Items

There were no unusual items affecting assets, liabilities, equity, net income, or cash flows for the current financial period to-date.

A5. Material Changes in Estimates of Amounts Reported

There were no changes in estimates of amounts reported in prior financial year which have material effect in the financial statements under review.

A6. Debt and Equity Securities

There were no issuance, cancellation, resale and repayment of debt and equity securities during the current financial period except for the following:-

Repurchase of shares

On 17 October 2014, the shareholders of the Company renewed their approval for the Company's plan to repurchase its own ordinary shares. As at 31 July 2015, the company is having 1,011,000 of its issued ordinary shares repurchased from open market at an overall average price at RM1.08 per share. These shares are being held as treasury shares in accordance with Section 67A of the Companies Act, 1965.

As at 31 July 2015, the Company has repurchased 9,900,000 of its issued ordinary shares from the open market at an average price of RM1.02 per share. These shares are being held in trust by the Company and recorded as restricted shares grant reserve for the purpose of granting restricted shares to eligible employee in future.



A7. Dividends Paid

The first interim single-tier dividend of 2.00 sen per ordinary share totaling RM14,338,206 in respect of previous financial year ended 30 April 2015 was paid on 22 June 2015.

Share capital comprise of ordinary shares only.



A8. Segmental Reporting

The segmental analysis for the financial period ended 31 July 2015 was as follows:

Analysis by Activity

Property Development RM'000	Construction RM'000	Property Investment RM'000	Other Operations RM'000	Eliminations RM'000	Consolidated RM'000
119,532	-			-	122,997
-				· · · /	-
119,532	20,117	3,204	3,326	(23,182)	122,997
35,536	511	126	(1,110)	(512)	34,551
					(3,767)
					30,784
					(3,472)
					1,453
1,927	-	-	-	-	1,927
					(6,872)
					23,820
827,083	26,238	299,240	167,733	-	1,320,294
32,547	-	-	-	-	32,547
					470,471
				-	1,823,312
	Development RM'000 119,532 119,532 35,536 1,927 827,083	Development RM'000 Construction RM'000 119,532 - 20,117 - 119,532 20,117 35,536 511 1,927 - 827,083 26,238	Development RM'000 Construction RM'000 Investment RM'000 119,532 - 2,577 20,117 627 119,532 20,117 3,204 35,536 511 126 1,927 - - 827,083 26,238 299,240	Development RM'000Construction RM'000Investment RM'000Operations RM'000119,532-2,577888 20,1176272,438119,53220,1173,2043,32635,536511126(1,110)1,927827,08326,238299,240167,733	Development RM'000 Construction RM'000 Investment RM'000 Operations RM'000 Eliminations RM'000 119,532 - 2,577 888 - 20,117 627 2,438 (23,182) 119,532 20,117 3,204 3,326 (23,182) 35,536 511 126 (1,110) (512) 1,927 - - - - 827,083 26,238 299,240 167,733 -

The financial information by geographical location was not presented as the Group's activities are primarily conducted in Malaysia.



A9. Valuations of Property, Plant and Equipment

Valuation of property, plant and equipment have been brought forward without amendment from the last audited annual financial statements.

A10. Material Events Subsequent to the End of Financial Period

There were no material events subsequent to the end of the financial period reported that have not been reflected in this financial statements.

A11. Changes in Composition of the Group

There were no changes in the composition of the Group since the previous quarter.

A12. Changes in Contingent Liabilities

There were no significant changes in contingent liabilities since the last audited balance sheet date as at 30 April 2015.

A13. Capital Commitments

Capital commitments for the group as at 31 July 2015 are as follows:-

	31/7/2015 RM'000
Approved and contracted for:	
Construction of investment properties under construction	34,840
Purchase of land held for property development	6,951
Acquisition of subsidiary company	11,384
Approved but not contracted for:	
Construction of investment properties under construction	22,730



B. ADDITIONAL INFORMATION AS REQUIRED BY APPENDIX 9B OF BURSA MALAYSIA SECURITIES BERHAD LISTING REQUIREMENTS

B1. Review of Group Performance

The Group revenue has increased by 15% compared to previous corresponding quarter and corresponding year to date with continued contribution by projects in Puchong Lakeside Residences, Saujana Rawang, Glomac Centro and Reflection Residences.

Profit Attributable to Owners of the Group increased by 1% compared to previous corresponding quarter.

The Basic Earnings Per Share has increased from 2.87 sen to 2.94 sen compared to previous corresponding quarter and year to date. Net Assets Per Share Attributable to Ordinary Equity Holders has improved from RM1.31 to RM1.34 from previous financial year end.

B2. Comment on Material Change in the Profit Before Taxation for Current Quarter as Compared with Previous Quarter

The Group's Profit Before Tax for the current quarter decreased by 36% compared to previous quarter mainly due to higher revenue recognition for the previous quarter.

B3. Prospects for the current Financial Year

The Directors are of the opinion that the environment going forward will be challenging. However, with the unbilled sales currently in hand and the future launches, the Group's performance for the financial year ending 30 April 2016 is expected to be sustained barring any unforeseen circumstances.

B4. Variance of Actual Profit from Forecast Profit

Not applicable.

B5. Taxation

The taxation charge for the current quarter and financial period to-date include the followings:

	Current Quarter/ Year-to-Date Ended
	31/7/15
	RM'000
Current taxation	5,096
Deferred taxation	1,776
	0.070
	6,872

The Group's effective tax rate is lower than the statutory tax rate due to non-taxable income recognised.



B6. Profit on Sale of Unquoted Investments and/or Properties

There was no sale of unquoted investment or properties.

B7. Purchase or Disposal of Quoted Securities

- a) There was no purchase or disposal of quoted securities in the current financial period to-date.
- b) There was no investment in quoted shares held as at end of the reporting period.

B8. Status of Corporate Proposals

a) Status of Corporate Proposal Announced But Not Completed

Proposed acquisition of entire issued and paid-up capital of Precious Quest Sdn Bhd by Glomac Berhad for a total purchase consideration of RM22.8 million

On 21 March 2014, Glomac Berhad entered into a Sale and Purchase of Shares Agreement ("SSA") for the acquisition of the entire issued and paid-up capital of Precious Quest Sdn Bhd for a total purchase consideration of RM22,768,900. Glomac Berhad has paid the 50% deposit and the SSA is subject to conditions precedent to be fulfilled by all parties.

There was no other corporate proposal announced but not completed.

b) Status of Utilisation of Proceeds Raised From Corporate Proposal

Not applicable.

B9. Group Borrowings and Debt Securities

The Group borrowings as at 31 July 2015 were as follows:-

	Due within	Due after	Total as at	Total as at
	12 months RM'000	12 months RM'000	31/7/15 RM'000	30/4/15 RM'000
Secured				
Hire Purchase and Lease Borrowing	s 780	1,331	2,111	2,150
Bank Borrowings	105,683	279,536	385,219	398,639
	106,463	280,867	387,330	400,789
<u>Unsecured</u>				
Bank Borrowings	225,400	6,500	231,900	230,400
	331,863	287,367	619,230	631,189

There are no borrowings in foreign currency.



B10. Financial Instruments With Off Balance Sheet Risk

There were no financial instruments with off balance sheet risk for the financial period ended 31 July 2015.

B11. Material Litigation

There is no material litigation which will adversely affect the position or business of the Group.

B12. Dividend

The Board has on 24 June 2015, proposed a single-tier final dividend of 2.25 sen per ordinary share in respect of financial year ended 30 April 2015, subject to shareholders' approval in the forthcoming Annual General Meeting.

B13. Earnings Per Share

a) Basic Earnings Per Share

The basic earnings per share is calculated by dividing the net profits for the period and the weighted average number of ordinary shares in issue during the period.

Description	Current quarter ended 31/7/15	Preceding year corresponding quarter ended 31/7/14	Current year to date ended 31/7/15	Preceding year corresponding period ended 31/7/14
Profit attributable to equity holders of the Company (RM'000)	21,069	20,845	21,069	20,845
Weighted average number of ordinary shares in issue ('000)	717,448	726,755	717,448	726,755
Basic earnings per share (sen)	2.94	2.87	2.94	2.87



b) Diluted Earnings Per Share

The diluted earnings per share for the current financial period ended 31 July 2015 has been calculated by dividing the Group's net profit for the period by the weighted average number of shares that would have been issued upon full exercise of the remaining option under the ESS Options, adjusted for the number of such shares that would have been issued at fair value, calculated as below.

Description	Current quarter ended 31/7/15	Preceding year corresponding quarter ended 31/7/14	Current year to date ended 31/7/15	Preceding year corresponding period ended 31/7/14
Profit attributable to equity holders of the Company (RM'000)	21,069	20,845	21,069	20,845
Weighted average number of ordinary shares as per basic EPS ('000)	717,448	726,755	717,448	726,755
Effect of ESS Option ('000)	-	1,065	-	1,065
Weighted average number of ordinary shares (diluted) ('000)	717,448	727,820	717,448	727,820
Diluted earning per share (sen)	2.94	2.86	2.94	2.86

B14. Provision of Financial Assistance

- a) There has been no additional financial assistance provided pursuant to Paragraph 8.23 of the Main Market Listing Requirement during the current quarter.
- b) The aggregate amount of financial assistance provided during the current quarter was as follows:-

Type of Financial Assistance	Limit of Amount RM' million
Corporate Guarantee for Credit Facilities	2.8
Corporate Guarantee for Equipment Leasing Facilities	2.0

As at 31 July 2015, RM0.7 million remained outstanding in respect of the above guarantees.

There was no financial impact on the Group arising from the financial assistance provided.



B15. Realised and Unrealised Profits

The breakdown of retained profits of the Group as at the reporting date, into realised and unrealised profits, pursuant to the directive, is as follows:

	31/7/15 RM'000	30/4/15 RM'000
Total retained profits of the Company and its subsidiaries:		
- Realised - Unrealised	586,537 57,271	541,646 59,047
Total share of retained profits from associated	643,808	600,693
companies:		
- Realised	13,672	29,144
-	657,480	629,837
Less: Consolidation adjustments	(113,509)	(106,935)
Total Group retained profits as per consolidated accounts	543,971	522,902

The determination of realised and unrealised profits is based on the Guidance of Special Matter No.1, *Determination of Realised and Unrealised Profits or Losses in the Context of Disclosure Pursuant to Bursa Malaysia Securities Berhad Listing Requirements as* issued by the Malaysian Institute of Accountants.

The disclosure of realised and unrealised profits above is solely for complying with the disclosure requirements stipulated in the directive of Bursa Securities and should not be applied for any other purposes.

B16. Notes to the Statement of Profit or Loss and Other Comprehensive Income

Notes to the Statement of Profit or Loss and Other Comprehensive Income comprises of the followings:-

	Current Quarter/ Year-to-Date Ended 31/7/15 RM'000
Interest income	1,453
Other income including investment income	2,503
Interest expense	(3,472)
Expense recognised in respect of equity-settled share-based	
payments	(1,631)
Depreciation and amortisation	(955)

Other disclosure items pursuant to Appendix 9B Note 16 of the Listing Requirements of Bursa Malaysia Securities Berhad are not applicable.